BLOCK A LOT 11
IN OR 2088/346
PIRATES COVE #1 PB 4/6

MCMAHON COLLEEN
676 BETHLEHEM PIKE
FLOURTOWN, PA 19031

2024

00-00-31-1640-000A-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

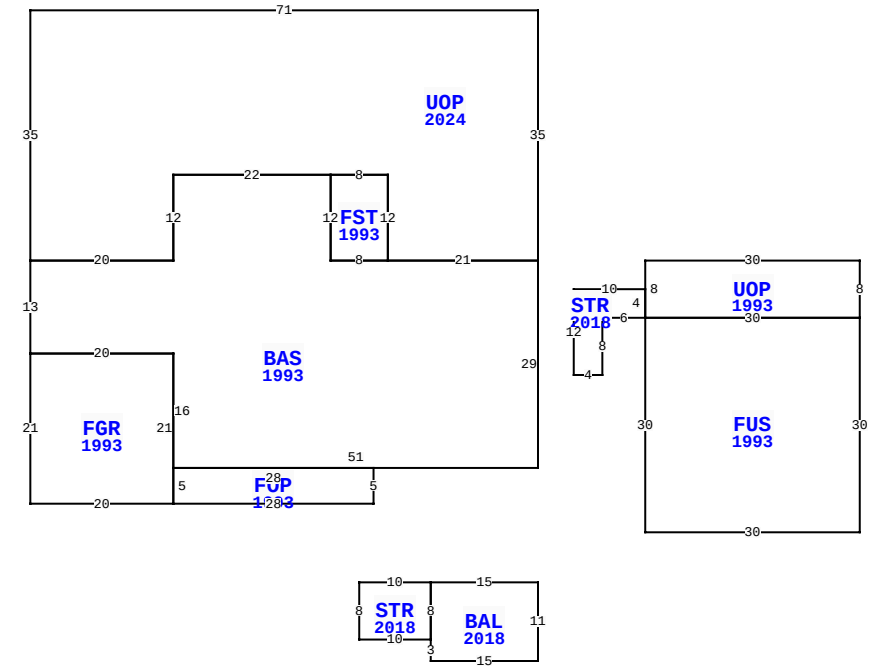
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1083.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	165	15	25	2,149
BAS	2,003	100	2,003	172,167
FGR	420	55	231	19,856
FOP	140	30	42	3,610
FST	96	55	53	4,556
FUS	900	100	900	77,359
STR	72	10	7	601
STR	80	10	8	687
UOP	240	20	48	4,126
UOP	2,125	20	425	36,531
TOTALS	6,241		3,742	321,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,742	117.8100	111.92	418,805	1964	1990	0	0	0	23.20	76.80

1 SINGLE FAM – 0% - 0 Heated Area: 2903 HX Base Yr



2641 GREGOR MCGREGOR BLVD, FERNANDINA BEACH

BLD DATE	04/02/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	321,642
TOTAL MARKET OB/XF VALUE	81,400
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	653,042
SOH/AGL Deduction	45,760
ASSESSED VALUE	607,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,282
TOTAL JUST VALUE	653,042
NCON VALUE	105,495
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171674	DECK3RD	42,000	06/01/2017
20081585	GAS	895	10/17/2008
20053081	REPAIR/RRF	2,000	11/28/2005
20012740	REMODEL	2,400	01/07/2002
6893	REPAIR/RRF	3,500	02/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/0346	12/01/2016	WD	Q	I	01	310,000
GRANTOR: FOREMAN BLANCA R & DO						
GRANTEE: MCMAHON COLLEEN						
1818/0001	9/26/2012	QC	U	I	11	100
GRANTOR: FOREMAN BLANCA R						
GRANTEE: FOREMAN BLANCA R &						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6	0462	ST/AL FNC	0	0	0	0	336.00	SF	10.00	10.00	100	2018	2018	3	87	2,923	
7	0476	VF 6 SBPL	0	0	0	0	96.00	LF	32.00	32.00	100	2018	2018	3	94	2,888	
8	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
13	0861	POOL GUNIT	0	0	0	0	805.00	SF	85.00	85.00	100	2024	2022		98	67,057	
14	0855	CONC PAVER	0	0	0	0	625.00	SF	10.00	10.00	100	2024	2022		100	6,250	
15	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W21 W8 N12 W22 S12 W20 S13 E20 S16 E51 N29 $
FUS=[YR=1993;ORIG=45,8] S30 W30 N30 E30 $
FGR=[YR=1993;ORIG=-71,13] S21 E20 N21 W20 $
UOP=[YR=1993;ORIG=15,0] E30 S8 W30 N8 $
BAL=[YR=2018;ORIG=0,45] S11 W15 N3 N8 E15 $
FOP=[YR=1993;ORIG=-51,34] E28 N5 W28 S5 $
FST=[YR=1993;ORIG=-21,0] N12 W8 S12 E8 $
STR=[YR=2018;ORIG=-15,53] W10 N8 E10 S8 $
STR=[YR=2018;ORIG=15,8] W6 S8 W4 N12 E10 S4 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] S45 N45 $

LAND DESCRIPTION

TOTAL OB/XF 81,400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 04/05/2024 BY HSA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS